

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	COLEMAN RD, ARLINGTON

OWNERSHIP

Owner 1:	DEMILLE SMITH EVELYN/ ETAL			
Owner 2:				
Owner 3:				
Street 1:	31 COLEMAN RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2904 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11249	Total SF/SM:	4900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4900.000	499,800		396,900	896,700
Total Card	0.112	499,800		396,900	896,700
Total Parcel	0.112	499,800		396,900	896,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		308.78	/Parcel: 308.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	499,900	0	4,900.	396,900	896,800	896,800	Year End Roll	12/18/2019
2019	104	FV	386,600	0	4,900.	396,900	783,500	783,500	Year End Roll	1/3/2019
2018	104	FV	386,600	0	4,900.	351,500	738,100	738,100	Year End Roll	12/20/2017
2017	104	FV	363,200	0	4,900.	294,800	658,000	658,000	Year End Roll	1/3/2017
2016	104	FV	363,200	0	4,900.	294,800	658,000	658,000	Year End	1/4/2016
2015	104	FV	324,700	0	4,900.	255,200	579,900	579,900	Year End Roll	12/11/2014
2014	104	FV	324,700	0	4,900.	246,600	571,300	571,300	Year End Roll	12/16/2013
2013	104	FV	337,400	0	4,900.	234,700	572,100	572,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH RICHARD G	70567-125		1/29/2018	Convenience		1	No	No	Richard 8.2%--> 2.74% Evelyn, 2.73% Abigail,
SMITH DEBORAH R	70567-122		1/29/2018	Convenience		1	No	No	Deborah Renee Smith 8.2%--> 2.74%Evelyn, 2.73
SMITH DEBORAH R	68717-347		1/5/2017	Convenience		1	No	No	Deborah divided 8.4% of her 16.6 %?
SMITH RICHARD G	68717-345		1/5/2017	Convenience		1	No	No	Richard G Smith divided 8.4% his remaining 16
SMITH DEBORAH R	68673-446		12/28/2016	Convenience		1	No	No	Deborah divided 8.4 % of her 25%
SMITH RICHARD	68673-444		12/28/2016	Convenience		1	No	No	Richard divided 8.4% of his 25%
DEMILLE SMITH E	68030-210		9/16/2016	Convenience		1	No	No	Richard Smith 50% owner to Richard and Debora
DEMILLE SMITH E	48636-515		12/11/2006	Family		1	No	No	John A Demille dod 6/20/2008

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	Inspected	BS	Barbara S
4/6/2018	MEAS&NOTICE	CC	Chris C
1/23/2014	Info Fm Prmt	EMK	Ellen K
6/18/2013	Info Fm Prmt	EMK	Ellen K
12/24/2008	Meas/Inspect	294	PATRIOT
1/12/2000	Inspected	276	PATRIOT
12/9/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA

___/___/___

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
3,899						396,900	
396,899	Spl Credit					Total: 396,900	

april 2021

